

2,563 sf

Unit 3102

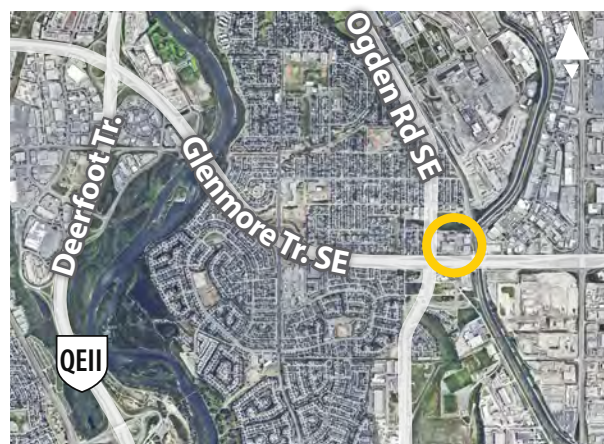


RETAIL SPACE FOR LEASE

Glenmore Court Mall

3102 Glenmore Court SE, Calgary

- » Located at intersection of Calgary's major arteries
– Glenmore Trail and Ogden Road SE



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL
EXPERTISE
MATTERS



Glenmore Court Mall is well-positioned at the intersection of Glenmore Trail and Ogden Road SE, benefiting from the high daytime employment in the nearby Ogden and Foothills industrial areas.



Strong local exposure and accessibility from the nearby communities of Ogden, Lynwood, and Riverbend.

UNIT 3102



OGDEN RD
13,000 vehicles daily

Glenmore Ct. SE

THE GLENMORE INN & CONVENTION CENTRE

GLENMORE TR
80,000 vehicles daily

Glenmore Trail SE

AREA DEMOGRAPHICS (3 km radius)

Population 24,217 Median Age 42.6

Average Household Income \$136,689

Current Consumption / Household

\$14,484 FOOD \$3,474 HEALTH CARE

\$6,058 RECREATION \$2,323 PERSONAL CARE

\$1,985 LIQUOR/TOBACCO \$3,106 CLOTHING

Traffic Count 80,000 VEHICLES DAILY ON GLENMORE TR
13,000 VEHICLES DAILY ON OGDEN RD

Sources: Statistics Canada, City of Calgary

LEASE INFORMATION

MUNICIPAL ADDRESS:
3102 Glenmore Court SE, Calgary

AVAILABLE FOR LEASE:

■ 2,563 sq. ft. — Unit 3102
• Former restaurant.

■ ~~9,420 sq. ft. — Unit 3130 — LEASED~~

■ ~~1,239 sq. ft. — Unit 2126 — LEASED~~

PARKING:
110 common surface stalls

OP. COSTS AND TAXES:
\$8.00 per sq. ft. (est.)
Utilities separately metered.

NET RENT: Market



UNIT 3102
2,563 SQ.FT.



UNIT 3130
9,420 SQ.FT.



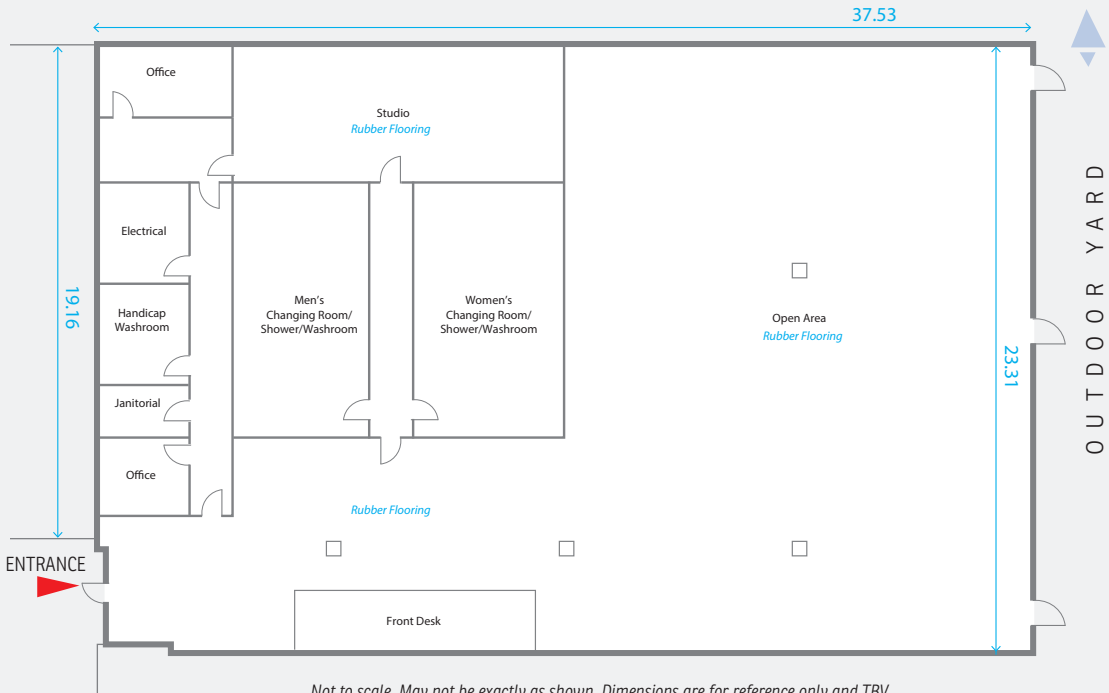
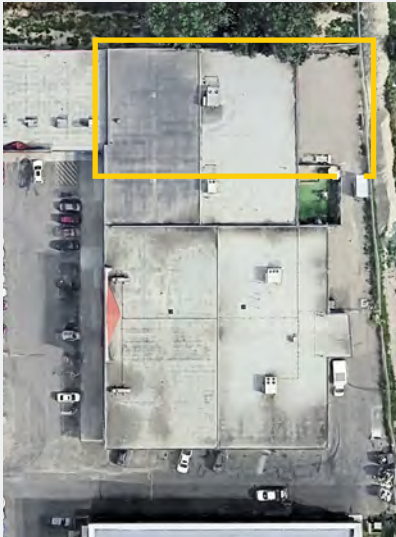
Open area



Studio



Outdoor yard



Not to scale. May not be exactly as shown. Dimensions are for reference only and TBV.

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